



**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY – JUNE 27, 2016 — 4:00 P.M.  
1520 MARKET ST. #2000, ST. LOUIS, MO. 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Approval of the May 23, 2016 minutes - Approval of the current Agenda

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**A.**

DATE: June 27, 2016  
 ADDRESS: 6001-07 Pershing Avenue  
 ITEM: Preliminary Review: Construction of three single-family houses  
 JURISDICTION: Skinker-DeBaliviere Certified Local Historic District — Ward 28  
 STAFF: Bob Bettis, Cultural Resources Office



**6001-6007 PERSHING AVE.**

**DEVELOPER:**  
 Botanical Heights Homes-Brent Crittenden

**RECOMMENDATION:**  
 That the Preservation Board grant preliminary approval to this proposal with the condition that the designs be developed as proposed and that final design details and materials be reviewed and approved by the Cultural Resources.



## THE PROJECT

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The applicant proposes to construct three single-family dwellings on vacant lots at the northwest corner of Pershing and Des Peres.

## RELEVANT LEGISLATION:

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Excerpt from Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Ordinance #57688:

### RESIDENTIAL APPEARANCE STANDARDS

2. Structures: New Construction or alterations to existing structures. All designs for new construction or for major alterations to the front of the house or premises that require a building permit must be approved by the Landmarks and Urban Design Commission, as well as by the existing approving agencies as required by City Ordinances. Standards that do not require buildings permits serve as guidelines within the district.

a. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed to within 15% of the average height of existing residential buildings on the block.

**Complies. There are a variety of building heights on this block, but the proposed buildings appear to meet this requirement.**

b. Location, Spacing and Setback:

New or moved structures shall be positioned on their lots so that any existing rhythm of recurrent building masses to spaces is continued. Existing building lines shall be strictly maintained, with no portion of any building (excepting any open porch, open veranda, open stone platform or open balcony) to be constructed beyond the existing building line. Aforesaid open porches or platforms shall not extend beyond the existing front porch line on the block. Existing front porches must remain porches; however, they may be screened.

**Complies. The proposed setbacks are in line with the adjacent buildings.**

c. Exterior materials (for permit required work):

Exterior materials when visible from the street should be of the type originally used when the proposed Historic District area was developed: brick, stone, stucco, wood and wrought and cast iron. Although artificial siding or facing materials are not, in general, compatible, the Historic District Review Committee may be consulted for a list of current, compatible materials and their costs, for use by property owners wishing to improve their buildings.

**Complies. The proposed buildings will be brick, with cementitious siding painted to match the brick veneer at the side and rear.**

d. Details (for permit required work):

Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit-required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or

factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.

New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. Complete plans for all proposed new construction or major alterations which require permits must be submitted to the Landmarks and Urban Design Commission for approval.

**Complies. Proposed building floor heights, window proportions, scale and materials are compatible with the adjacent buildings.**

e. Roof Shapes:

When there is a strong, dominant roof shape in a block, proposed new construction or alteration should be viewed with respect to its compatibility with existing buildings.

**Complies. There are a number of different roof types on the block. The selected gabled roofs are compatible with the surrounding structures.**

f. Roof Materials:

Roof materials should be slate, tile, copper or asphalt shingles where the roof is visible from the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and when requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

**Complies. The roofs will have asphalt shingles**

g. Walls, Fences and Enclosures:

Front –

In Parkview, no fence, wall or hedge may be erected in front of the building line. In the Catlin Tract, no wall or fence may be erected in front of the building line; no hedge in front of the building line may exceed four feet in height.

Elsewhere in the district, front yard dividers or enclosures are permitted, but they shall be of brick, stone, brick-faced concrete, ornamental iron, or hedge and should not exceed four feet in height. Earth-retaining walls are permitted, to be constructed of compatible materials, not to exceed maximum grade of the lot. In Parkview, earth-retaining walls must not exceed a height of two feet above the highest point of the sidewalk in front of the property.

Side –

Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron, or dark-painted chain link. All side fences shall be limited to six feet in height. In the Catlin Tract, all fences behind the front building line must be limited to five feet.

**Complies. The proposed fence will be six feet in height and made of wood.**

h. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along the public sidewalk. No live trees shall be removed for new construction without the approval of the Landmarks and

Urban Design Commission. The Historic District Review Committee will keep a directory of recommended landscape materials.

**Not applicable.**

i. Paving and Ground Cover Materials:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape, and must not cause maintenance problems or hazards for public walkways (sidewalks). Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover in areas bordering public walkways (sidewalks).

**Complies.**

j. Street Furniture and Utilities:

All free-standing light standards placed in the front yard of any structure or premises should be compatible with construction in the neighborhood. The design and location of all items of street furniture located on the tree lawn between the sidewalk and the street must be approved by the Landmarks and Urban Design Commission. Where possible, all new utility lines shall be underground. No commercial or political advertising may occur on the public right-of-way.

**Not applicable.**

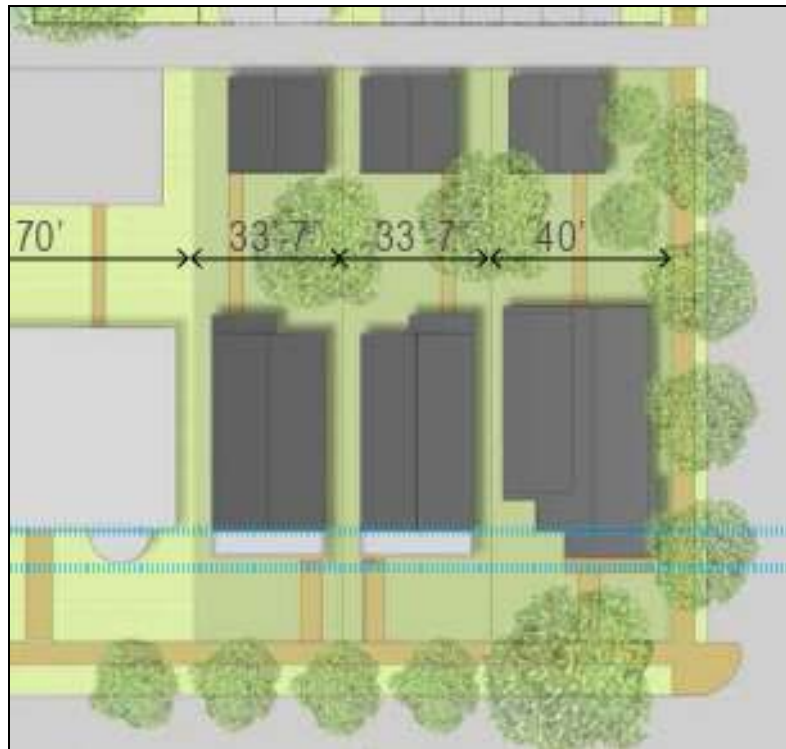
#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the criteria for new residential construction in the Skinker-DeBaliviere Historic District Standards led to these preliminary findings:

- The proposed sites for construction, 6001-07 Pershing, are located in the Skinker-DeBaliviere Local Historic District on the north side of Pershing Place.
- The applicant intends to construct a three two-story brick and frame dwellings with recessed wood framed porches; the design meets all requirements of the Skinker-DeBaliviere Standards for new construction.
- The garages will be set behind the houses and are compliant with the standards.

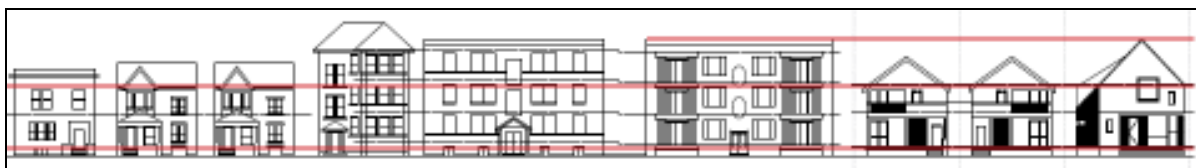
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the condition that the designs be developed as proposed and that final design details and materials will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



**SITE PLAN**



**RENDERING**

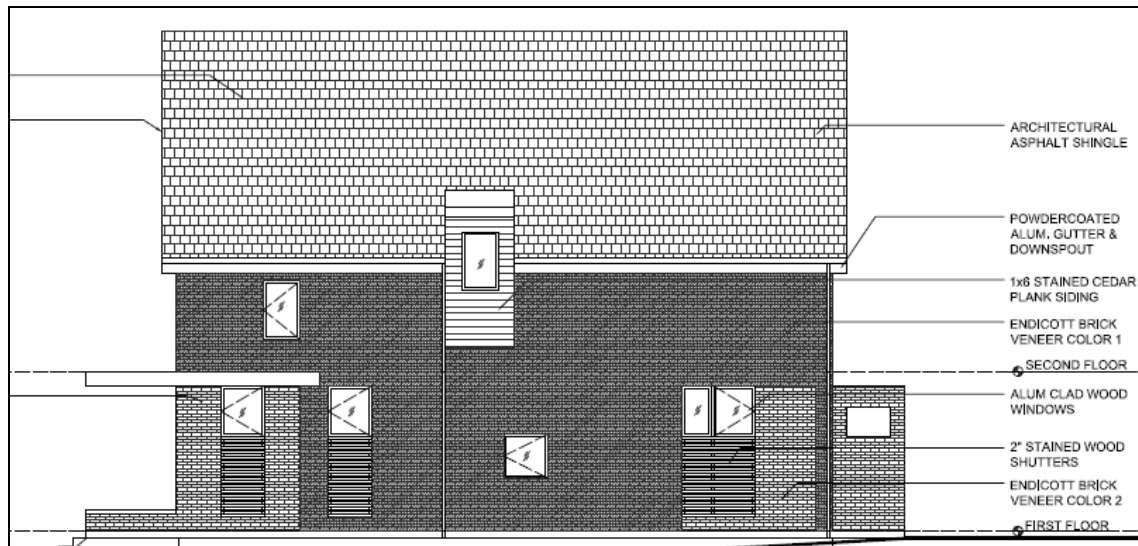


**STREETSCAPE**

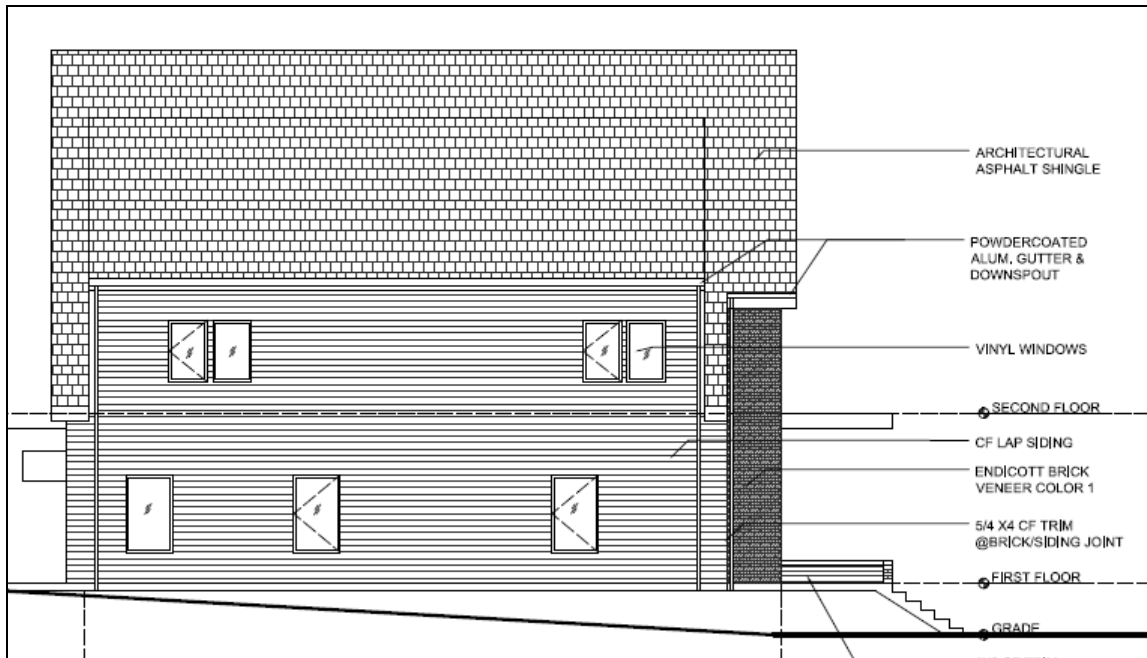




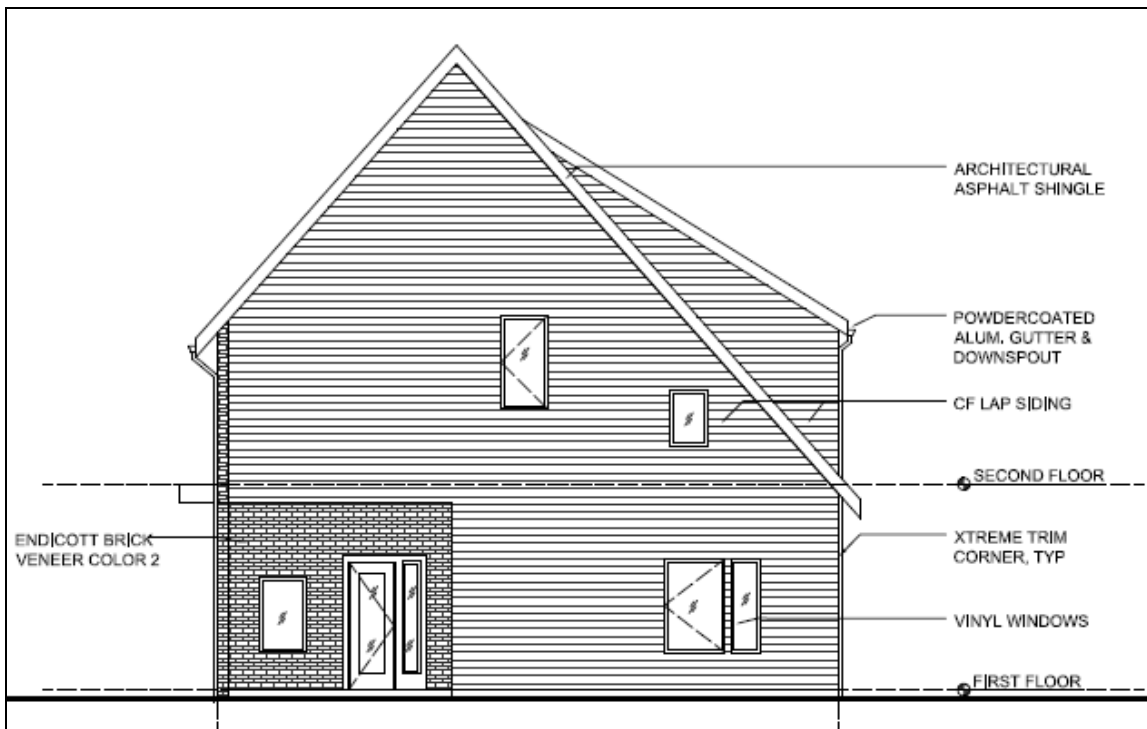
**FRONT ELEVATION: 6001 PERSHING**



**EAST ELEVATION: 6001 PERSHING**

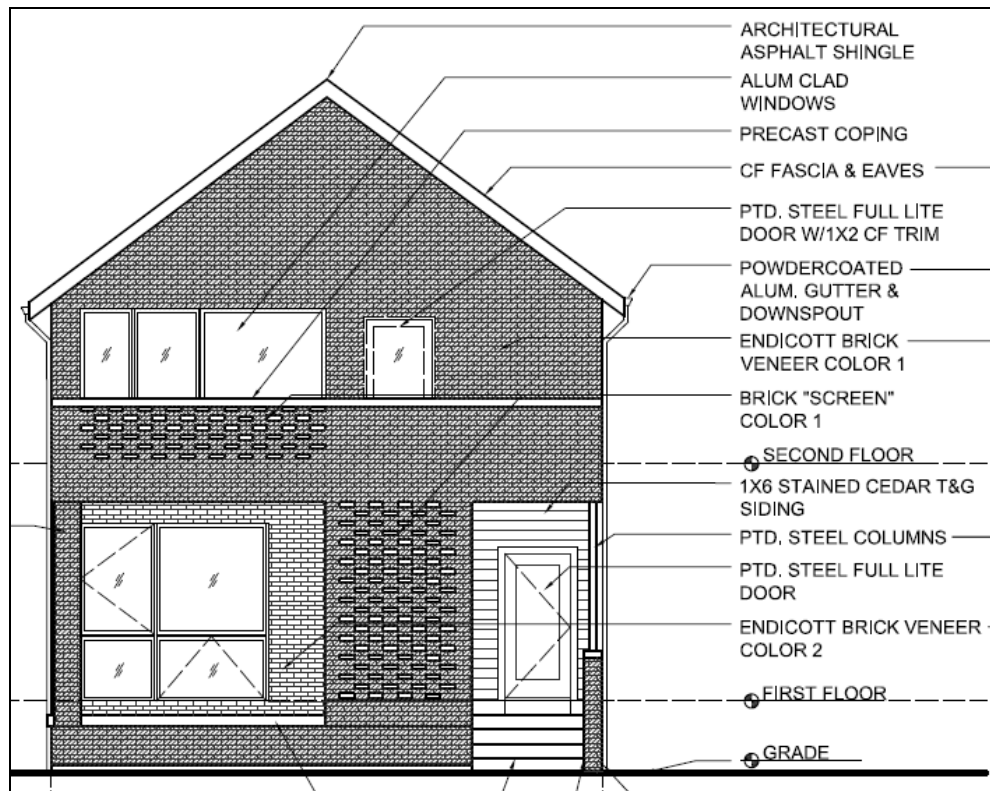


**WEST FAÇADE: 6001 PERSHING**



**REAR ELEVATION: 6001 PERSHING**

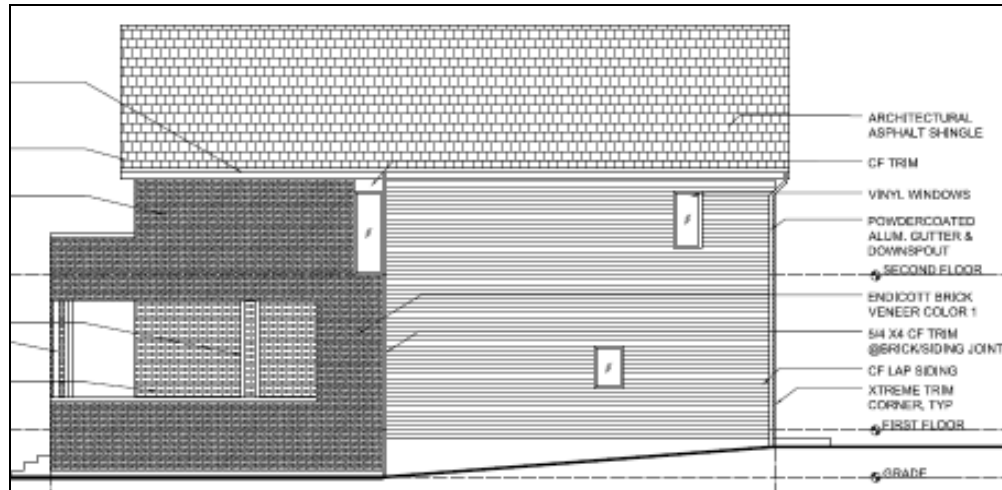




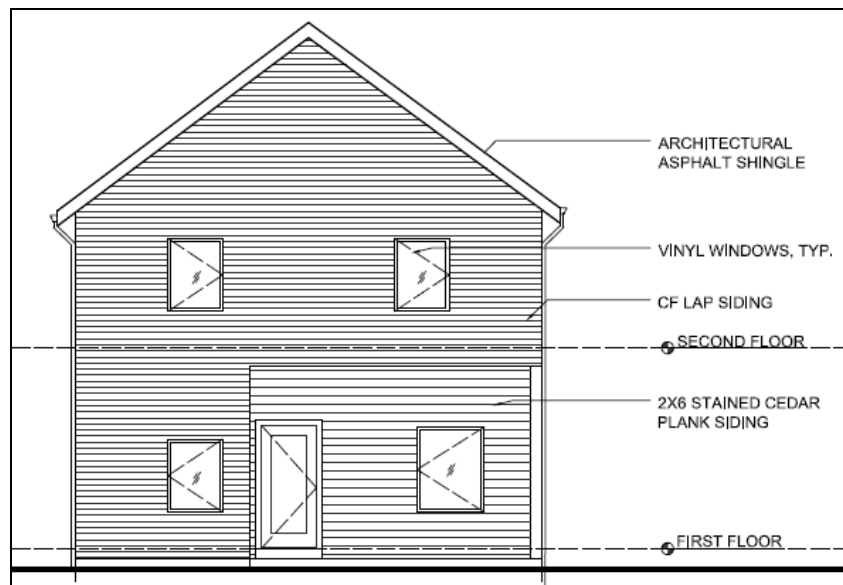
**FRONT ELEVATION: 6005-07 PERSHING**



**WEST ELEVATION: 6005-07 PERSHING**



**EAST FAÇADE: 6005-07 PERSHING**



**NORTH ELEVATION: 6005-07 PERSHING**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**B.**

DATE: June 27, 2016  
ADDRESS: 4176 Blaine Avenue  
ITEM: New construction: construct one two-story, single-family house.  
JURISDICTION: North I-44 Certified Local Historic District — Ward 19  
STAFF: Bob Bettis, Cultural Resources Office



**4176 BLAINE**



**OWNER/APPLICANT:**  
Botanical Heights Homes, LLC

**RECOMMENDATION:**  
That the Preservation Board approve the application for new construction as submitted.

## THE PROJECT

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The applicant has applied for a building permit to construct a detached two-story, single-family house in the North I-44 Local Historic District.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #60370, North I-44 Local Historic District:

1. Exterior Materials:

New construction shall be of exterior materials similar to those already in use on the street, such as brick, wood trim, and glass. Any additions or alterations to primary facades or to prominently-visible secondary facades shall conform to the historic character of the building. The use of imitation, artificial or simulated exterior materials is prohibited, except when such materials serve to replicate original architectural elements which have been lost or destroyed.

**Partly complies: The front façade will be clad in brick with the exception of a large spandrel panel above each double window. These will be of cement board, a material that is not found on this block.**

### APPROVED:

Brick

Glass

Aluminum or steel gutters (color-clad  
and complementary to the building)

Stone

Wood (for unenclosed rear porches,  
decorative trim... and replacement  
of original wood treatment-Painted  
or stained with opaque stain)

Painted or color anodized metal

Copper or zinc (for roof, gutters,  
downspouts)

Terra cotta (trim)

Cast or wrought iron

Slate (for roof, dormers, siding)

Vinyl siding (as replacement for  
original clapboards)

### PROHIBITED:

PermaStone

Stucco

Aluminum or T-111 Siding

Expanded metal screens

Raw aluminum or galvanized steel

Porcelanized metal panels

Corrugated fiberglass, cement asbestos  
board or asbestos shingles (for walls)

Unpainted or untreated wood

Raw concrete block

Ceramic tile (in vertical applications)

Tar paper or roll roofing

Any material not specifically intended  
for exterior use

2. Height and Location:

a. Height:

On blocks where buildings are generally the same height, new or renovated residential structures are to be within 15% of the average height of existing buildings on the block. Commercial structures may be one-story in height. On blocks with varying heights, new or renovated residential buildings shall fit within the overall pattern of the block.

**Complies.**

b. Location, spacing, width and setback:

Location and spacing of new residential buildings shall be consistent with existing patterns on the block and the width of such buildings shall be consistent with existing building widths. If there is an existing uniform setback for residences on the block, new buildings shall maintain that setback.

**Complies.**

4. Details:

a. ...Architectural details on new structures shall be compatible with details on existing buildings in terms of design, materials and scale.

**Mostly complies. The building's details are contemporary and spare. While historic precedent appears in front openings arranged in bays, and a clear differentiation between foundation and upper wall, the building lacks other traditional elements of the district's historic buildings such as a defined cornice line.**

b. Primary (front) doors must be of wood. If modern storm doors are used, they must be of color-clad material and full-light. Flush doors are prohibited. Flush doors with novelty treatments are also prohibited.

**Complies.**

c. On each elevation, window patterns shall reflect the original configuration. Windows, as well as door openings on both new and renovated structures shall be in the same horizontal and vertical size and style as in the original buildings in the area. Both new and replacement windows shall be limited to wood or color-finished metal. Raw or uncolored aluminum is prohibited for storm windows or prime replacement windows....

**Partly complies. While window openings are generally close to historic proportions, the presence of casement and fixed-sash windows, set in pairs without mullions and the proportions of the second-story window above the entry are not reflective of historic details.**

e. Roofs:

Any change to roof materials require (*sic*) a building permit. On blocks where a roof line and shape is dominant, new or renovated structures shall have the same roof shape and lines....Materials for new or renovated roofs shall be compatible with the original materials in the neighborhood....

**Complies. The roof has the general appearance of other gabled roofs on the block.**

5. Site Improvements:
  - a. Walls and Fences:
    1. Residential:

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Height and fences shall not exceed 6 feet in the rear yard, 42 inches at the building line. Fences are prohibited in front of the building line. A side yard fence on a corner lot may not extend beyond the face of the main wall of the building, or in front of the building line of the interior lots of the cross street, whichever is least restrictive.

**Complies. Fencing will be wood.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office consideration of the criteria for new residential construction in the North-I44 Historic District Standards led to these preliminary findings:

- The construction site, 4176 Blaine, is located in the North I-44 Local Historic District.
- The proposed design complies with most of the requirements for new construction in the North I-44 District Standards. On the whole, given its contemporary design, the project can be considered generally in compliance with the intent of the Standards.
- The proposed design is appropriate for the location. The block has a mix of different architectural styles that allow the new construction to fit well with the streetscape.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the condition that the designs be developed as proposed and that final design details and materials will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.

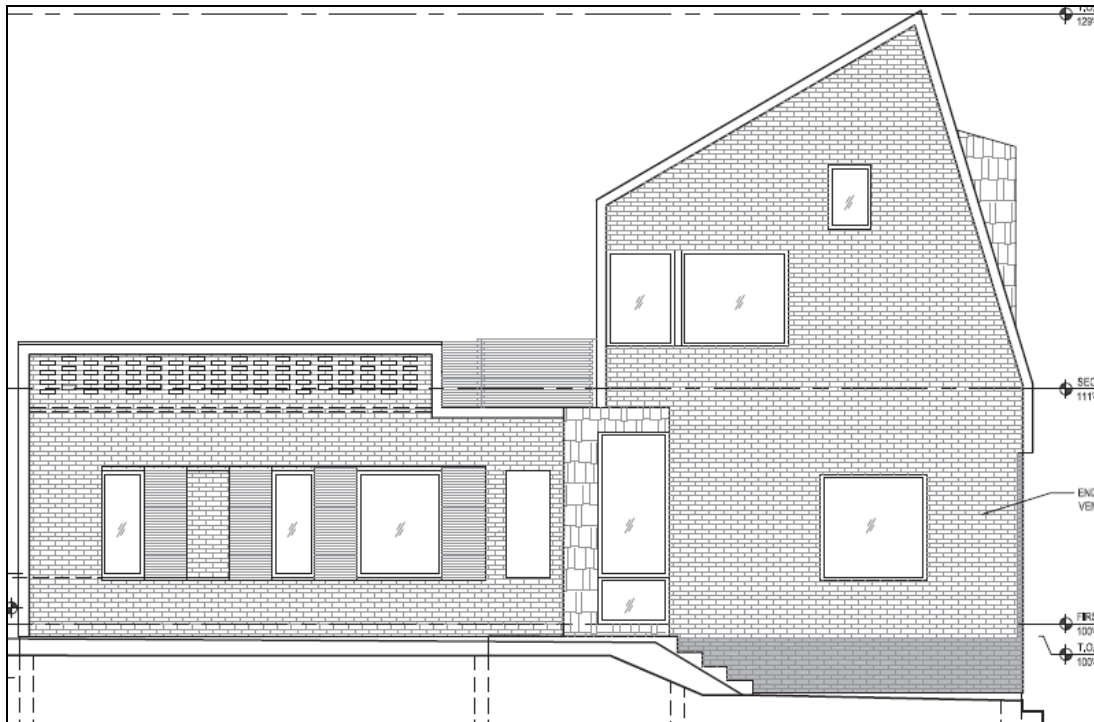


**SITE PLAN**

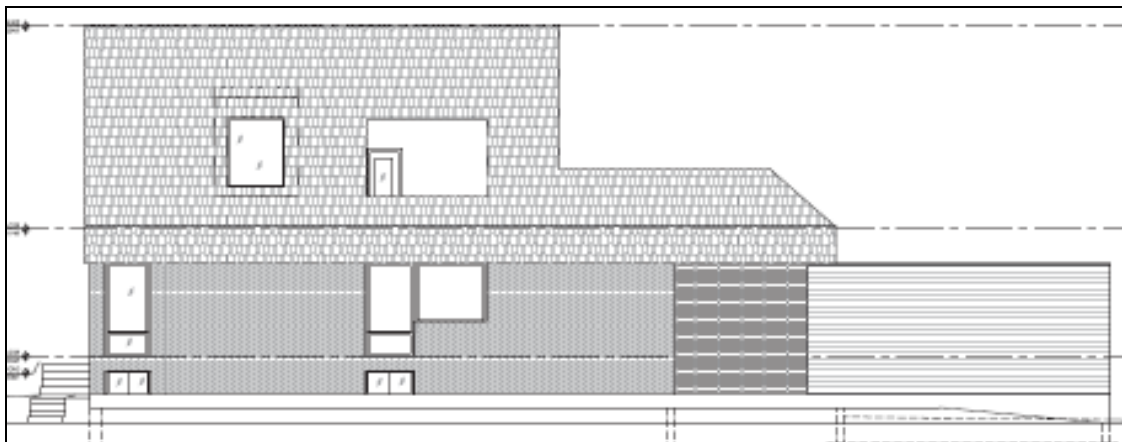


**RENDERING OF PROPOSED HOUSES SEEN FROM KLEMM**





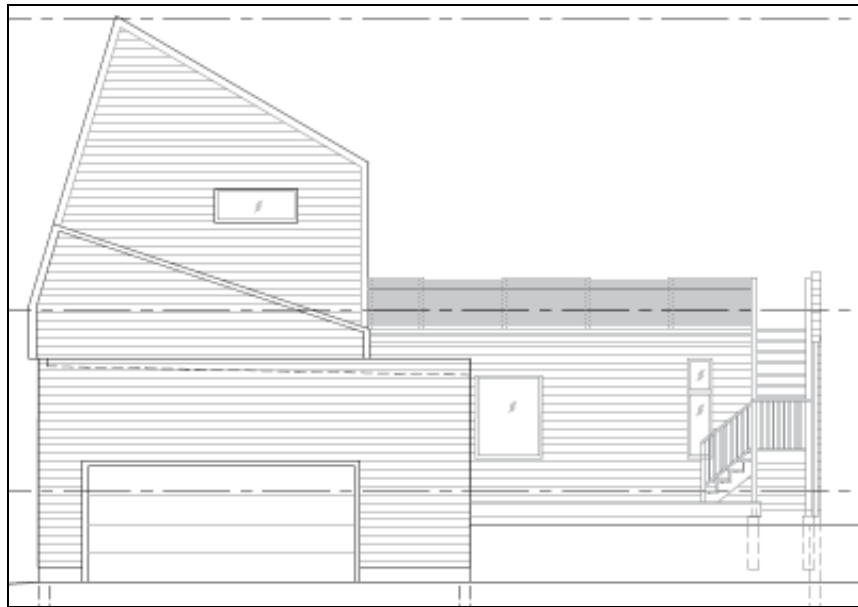
**FRONT ELEVATION OF CORNER BUILDING**



**WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**C.**

DATE: June 27, 2016  
ADDRESS: 4531 McPherson Avenue  
ITEM: Appeal of the Director's denial to retain retaining walls constructed without a permit.  
JURISDICTION: Central West End Local Historic District — Ward 28  
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



**4531 MCPHERSON AVENUE**

**OWNER/APPLICANT:**  
Kennedy Veal LLC

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial, as the retaining walls do not comply with the Central West End Historic District Standards.



### **THE CURRENT WORK:**

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The applicant has applied for a building permit to retain two artificial stone retaining walls in front of the building at 4531 McPherson Avenue; construction was completed without a permit. The application was denied as the retaining walls do not meet the Central West End historic district standards. The owner appealed the denial. The matter was taken before the Preservation Board in March 2016 and as no one appeared in support of the appeal, it was denied. The owner later contacted the Cultural Resources Office and asserted that notification of the meeting was received by them only the day of the meeting and therefore they were unable to sufficiently prepare. The appeal is now being brought before the Preservation Board to re-hear the matter with the owner present. Due to a lack of quorum at the last meeting, the matter was deferred until this month.

### **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #69423, Central West End Historic District:

#### **B. Landscaping**

If there is a predominance of a particular feature, type or quality of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

**Does not comply. The original terrace has been altered and a new concrete block retaining wall has been installed. Both the new retaining walls and the material are prohibited under the standards.**

### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4531 McPherson Avenue is located in the Central West End Local Historic District.
- The walls were installed without a permit.
- The slope of the front terrace has been altered.
- The walls are highly visible and constructed of decorative concrete block, which is not an acceptable material under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Central West End Local Historic District standards.





**INSTALLED WALL**



**LOOKING WEST FROM SITE**



LOOKING EAST FROM SITE



SITE FROM MARCH 2015 PRIOR TO WALL INSTALLATION





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**D.**

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DATE: June 27, 2016  
ADDRESS: 2206 Charless Street  
ITEM: Appeal of the Denial of an application to install a non-compliant security door.  
JURISDICTION: McKinley Heights Local Historic District — Ward 7  
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2206 CHARLESS STREET

**OWNER/APPLICANT**  
Kim and Jerel Poor

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial, as the security door does not comply with the McKinley Heights Historic District Standards.





### **THE CURRENT WORK:**

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The Cultural Resources Office received a complaint regarding the installation of a security door at 2206 Charless Street. The owner removed the security door upon receipt of the violation notice. The property is currently vacant. The owner applied for a building permit upon receipt of the violation letter. The proposed work does not comply with the McKinley Heights Historic District standards which have specific rules regarding the appearance of security/storm doors. The applicant has appealed the decision. The item was deferred in May due to a lack of a quorum.

### **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #67901, the McKinley Heights Historic District:

#### **ARTICLE 2: EXISTING BUILDINGS**

##### **207.3 Security Bars and Doors:**

- 1) Existing historic security bars and ironwork in front of windows and doors shall be retained.
- 2) New security bars and doors shall be based on a Model Example.
- 3) Except as otherwise noted, security bars and doors are prohibited at Public Facades.

**Does not comply. The owner has not provided a Model Example and the security doors are not permitted on a public façade.**

### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the McKinley Heights District standards and the specific criteria architectural details led to these preliminary findings.

- 2206 Charless Street is located in the McKinley Heights Local Historic District.
- The house is currently vacant
- The owner has not provided a Model Example and security doors are not allowed on Public Facades.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the denial of the application to install the security door as it does not comply with the McKinley Historic Local Historic District standards.



PROPOSED SECURITY DOOR



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**E.**

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DATE: June 27, 2016  
ADDRESS: 4718 McPherson Avenue  
ITEM: Appeal of a denial to retain retaining walls built without a permit and to replace a Jefferson window with a door.  
JURISDICTION: Central West End Local Historic District — Ward 28  
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



**4718 MCPHERSON AVENUE**

**OWNER/APPLICANT:**

Dan Hodder/Kim Wallenberg  
Landscape Concepts

**RECOMMENDATION:**

That the Preservation Board uphold the Director's denial, as the proposed French door and constructed retaining wall do not comply with the Central West End Historic District Standards.



## THE CURRENT WORK:

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The applicant has applied for a building permit application to retain a artificial stone retaining wall in front of the building at 4718 McPherson Avenue that was constructed without a building permit. The application was denied as the retaining wall does not meet the Central West End historic district standards. The contractor and owner have appealed the denial.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #69423, Central West End Historic District:

### B. Architectural Elements

**Original or historically significant architectural features shall be maintained and repaired rather than replaced.** Architectural elements on existing structures shall be maintained in their original size, proportion, detailing and material(s). No historic architectural detail or trim shall be obscured, covered or sheathed with material of any kind. It is understood, however, that historically correct awnings, storm sash or shutters may partially obscure some details when viewed from certain angles. (See paragraph B.5.)

#### 1) Windows

For more information on this subject, see the National Park Service's Preservation Brief #9 (Appendix 3).

The windows in historic buildings in the historic district include two broad categories that shall be considered in different ways:

- a) Special Windows. These windows are character-defining features of historic buildings and are usually found on a street-facing façade. They may be quite large, muntins, or an unusual configuration of muntins: a fanlight window is an example. Special windows might have leaded glass, colored or "art glass," or curved glass. Due to the importance of these windows in the character of the historic building, and the difficulty in replicating these windows, they shall be preserved through in-kind repair and maintenance. Enhanced thermal efficiency shall be achieved with the use of caulking, glazing compound, weather-stripping and/or interior or exterior storm sash compatible in design and color with the existing fenestration. If Special Windows must be replaced, property owners shall obtain custom-made replicas in order to preserve the character of the windows.

**Does not comply. The owner proposes to remove a triple-hung window and replace it with paired French doors. The existing window is considered a Special Window under the Standards and cannot be altered.**

## Site Work

### A. Walls, Fences and Enclosure

New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought- iron or evergreen or deciduous hedge when visible from the street, as is consistent with the existing dominant materials within the historic district.

**Does not comply. The installed wall is an artificial material that does not replicate any material dominant within the historic district.**

### B. Landscaping

If there is a predominance of a particular feature, type or <sup>quality</sup> of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

**Does not comply. The original terrace has been altered by the introduction of a new artificial stone block retaining wall.**

## PRELIMINARY FINDINGS AND CONCLUSION:

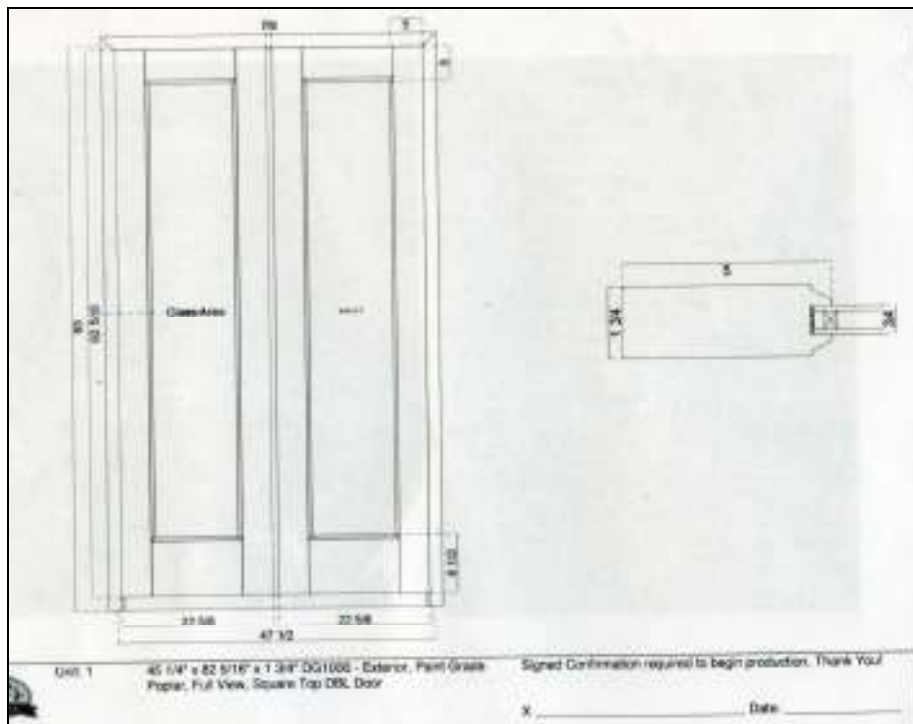
The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4718 McPherson Avenue is located in the Central West End Local Historic District.
- The owner proposes to remove a street facing a triple-hung window and replace it with a set of non-compliant French doors.
- The Jefferson window is considered to be a Special Window and therefore cannot be altered under the Standards.
- The retaining walls were installed without a permit.
- The original slope of the front terrace has been altered.
- The walls are highly visible and constructed of decorative concrete block, which is not an acceptable material under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of both the owner's application to alter the Jefferson window and the application to retain the landscape wall, as neither complies with the Central West End Local Historic District standards.



VIEW OF SITE PRIOR TO INSTALLATION OF RETAINING WALLS FROM GOOGLE STREET VIEW MARCH 2015



PROPOSED FRENCH DOORS



**DETAIL OF WINDOW PRIOR TO REHAB**



**VIEW OF CONSTRUCTED WALL**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

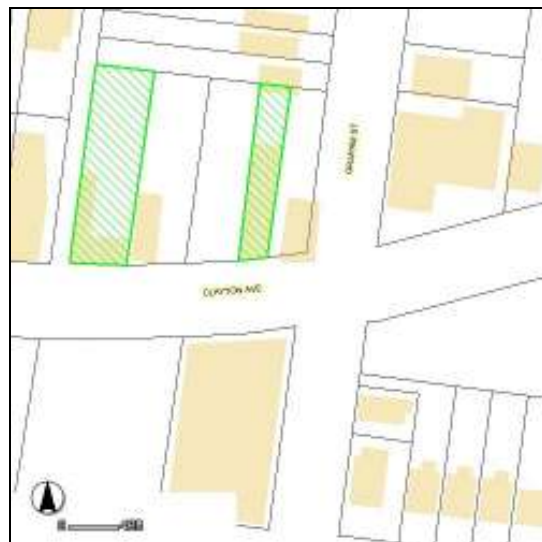
**F.**

**DATE:** June 27, 2016  
**ADDRESSES:** 6303 AND 6317-19 Clayton Avenue  
**ITEM:** Demolition of two commercial buildings.  
**JURISDICTION:** Preservation Review District — Ward 24  
**STAFF:** Bob Bettis, Cultural Resources Office



6317-19 CLAYTON AVE

6303 CLAYTON AVE



**OWNER AND APPELLANT:**

Peter Katsinas

**RECOMMENDATION:**

That the Preservation Board uphold the Denial  
of the demolition applications for 6303 and  
6317-19 Clayton Avenue

## THE PROPOSAL:

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The owner of 6303 and 6317-19 Clayton Ave, located in the Dogtown Neighborhood, wishes to demolish two one-story commercial buildings.

## RELEVANT LEGISLATION:

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St. Louis City Ordinance #64689

## PART X - DEMOLITION REVIEWS

### SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

### SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

**Not applicable.**

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

**The two buildings proposed for demolition are considered qualifying structures as defined in this ordinance. Although the buildings have been altered they still maintain elements of their original historic form and massing and their street presence.**

C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

**The building at 6303 Clayton Ave. appears structurally sound as defined by the Ordinance. The roof appears to be intact and the interior dry from outside inspection. The building is secure at all of points of egress. The owner has not submitted any evidence to support the contention that 6303 Clayton is not structurally sound.**

**The building at 6317-19 Clayton Avenue appears to be structurally sound as well. The part of the building at the street, a concrete block addition, offers a strong street presence is sound and in good condition. The historic section at the rear, a frame shotgun house, suffers from deferred maintenance. Several of its doors and windows are open and unsecured. The roof of the house appears to be relatively sound. The foundation also appears to be sound by definition of the Ordinance.**

**The owner has stated that he has not put any money towards maintenance into either building for several years.**

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

**The building at 6303 Clayton is attached to the corner building located at 6301 Clayton. The condition of the walls between the buildings is unknown at this time, but it is possible the removal of 6303 Clayton could have a negative impact on the connected building.**

#### D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

**The majority of the buildings on the block are occupied and well maintained.**

**There is only one vacant lot on the entire block which is adjacent to the west of the 6303 Clayton building which is also owned by the applicant.**

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be

evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

**The reuse potential of both properties, if rehabilitated, are good to excellent. 6303 Clayton is gutted and framed out for interior finishing. The property could be combined with the empty lot to the west for a viable commercial use. The property at 6317-19 Clayton could be rehabilitated for a mixed-use purpose since it has both residential and commercial components.**

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

**The applicant has not submitted any information regarding economic hardship.**

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

**The buildings at 6303 and 6317-19 Clayton Avenue contribute to the integrity, density, continuity and rhythm of the streetscape, composed of single and multi-story commercial buildings on this and adjacent blocks, and enriches the variety of its architecture. The loss of both of these buildings would have a significant effect on the block front as the only vacant lot on the street is adjacent to one of the subject properties, and its loss would increase the size of the only void on the block. The block front across the street has already been compromised and these additional losses would only lead to further decay at the heart of the neighborhood.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

**Not applicable.**

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon...

**Not applicable. The owner has not submitted any plans for site following demolition. He has stated that he intends to seed the lot after demolition.**

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable

consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

**The owner has control of the vacant parcel next to the building at 6303 Clayton. Since there hasn't been any submission for reuse on the empty lots the Commonly Controlled Property section is most likely not applicable.**

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

**Not applicable.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 6303 and 6317-19 Clayton Ave. are qualifying structures in a Preservation Review District.
- The loss of two buildings on the same block without plans to replace them with new construction will significantly affect the overall integrity of the street.
- The owner has not submitted any plans for redeveloping the site.
- 6303 and 6317-19 Clayton Avenue are in a neighborhood with an active community with frequent rehabilitation and new construction projects, the buildings have a fair to good chance of reuse.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no unusual such circumstances are present and therefore the requirements for approval of the demolitions of 6303 and 6317-19 Clayton Ave. are not met.

#### **RECOMMENDATION:**

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The Cultural Resources Office recommends that the Preservation Board uphold the denial of the demolition applications for 6303 and 6317-19 Clayton Ave. and recommend that appropriate steps be taken to stabilize and maintain and market the buildings.



6303 CLAYTON AVENUE



6317-19 CLAYTON AVENUE

**SOUTH ELEVATION**



**SOUTH WALL DETAIL**



**WALL SEPARATION**





CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**

Cultural Resources Department

**G.**

DATE: June 27, 2016  
ADDRESS: 1913 Sidney Street  
ITEM: Appeal of a Director's Denial – Construct attached garage.  
JURISDICTION: Benton Park Local Historic District — Ward 9  
STAFF: Andrea Gagen, Cultural Resources Office



1913 SIDNEY ST.

**OWNER:**  
Leslie Nillissen

**ARCHITECT:**  
Killeen Studio/Mike Killeen

**STAFF RECOMMENDATION:**  
That the Preservation Board grant approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



## THE PROJECT

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The applicant intends to construct a two-story attached garage building at 1913 Sidney. The building is proposed to have a roof deck that will be hidden by the second story façade. The design of the front facade is based on a Model Example.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #67175, Benton Park Historic District:

### PART III

### HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

**The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.**

## ARTICLE 1: DEFINITIONS

### 101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
  1. Existing or once existing within:
    1. the Benton Park Historic District; or
    2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
  2. Offered to prove that:
    1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
    2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
    3. Of a comparable form, architectural style and use as:
      1. The building to receive the constructed or reconstructed element; or
      2. The building to be constructed.

**The applicant has presented a building at 1832 S. 8th in the Soulard Neighborhood Historic District as a Model Example. The building is an historic garage building. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example.**

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions...which shall include the following:
  1. In the case of proposed construction or reconstruction...
  2. In the case of proposed new construction:
    1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
    2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

**N/A.**

#### ARTICLE 3: NEW BUILDINGS

##### 301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

##### 301.1 Site

A site plan shall describe the following:

1. Alignment
  1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....

**Complies. Public Facade will face Sidney.**

##### 2. Setback

1. New buildings shall have the same setback as adjacent buildings....

**Partially complies. Although the setback of the block is somewhat irregular; the proposed building will be set back 12 feet from the front edge of the building to which it is being attached. That building itself is set far back from the street. As it is a garage building, it would not be uncommon for it to be placed at the alley.**

##### 301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

**Complies. There is some variation in height in the surrounding buildings, with a mix of two- and three-story building buildings on the block. The building's height and width are compatible with these structures.**

### 301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

**Complies. The design appears to be 2 stories in height—although the second story is a false façade—and is compatible with the majority of historic buildings on the block. Floor-to-ceiling heights match the adjacent property on Sidney.**

### 301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

**Complies.**

### 301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

**Complies. The windows and doors and the corresponding ratio of solid to void appear to be similar to that of the Model Example.**

### 301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
  1. For walls:
    1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")  
*Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.*
    2. Stone common to the Benton Park Historic District.
    3. Scored stucco and sandstone.
    4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

**Complies. The two stories of the front elevation facing Sidney will be veneered in red brick. The brick will be returned on the west side 8 feet.**

**The remainder of the side elevation will be open at the second story and board-and-batten cement board siding at the first story, painted a color close to that of the brick, as will the rear elevations. As the building is sited at the rear of the property, this façade will be only minimally visible from Sidney, if it will be seen at all.**

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

**Complies. Foundations will be painted concrete in a limestone color.**

2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

**Complies.**

3. Glazing shall be clear, uncolored glass or based on a Model Example.

**Complies.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1913 Sidney, is located in the Benton Park Local Historic District.
- The design for the new building follows as a Model Example a historic brick garage at 1832 S. 8<sup>th</sup> St. in the Soulard Historic District.
- Although it is designed to be an attached garage entered from the alley, the building uses an historic garage design to appear as a separate structure from the house.
- The proposed material, massing, scale, and proportions of the building is appropriate for its site and compatible with adjacent ancillary buildings.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant approval for the new construction and that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



PROPOSED ATTACHED GARAGE NEXT TO EXISTING BUILDING



MODEL EXAMPLE



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**H.**

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DATE: June 27, 2016  
ADDRESS: 4128 and 4130 DeTonty Street  
ITEM: New Application: Construct 2-story duplex townhouses.  
JURISDICTION: Shaw Certified Local Historic District — Ward 8  
STAFF: Jan Cameron, Cultural Resources Office



4100 BLOCK OF DETONTY LOOKING WEST FROM THURMAN AVENUE TOWARDS SITE

**APPLICANT:**

UIC

Brad Petrovic

**OWNER:**

Botanical Heights Homes LLC

Brent Crittenden

**RECOMMENDATION:**

That the Preservation Board approve the building permit applications, with the stipulation that the material and design of any secondary façade that will remain exposed to view for an indeterminate period be reconsidered, and brought into compliance with the Shaw Historic District Standards; and with the condition that the Cultural Resources Office approve all exterior materials and colors.





## THE PROJECT

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On June 8<sup>th</sup>, the Cultural Resources Office received two applications for semi-detached townhouses, to be constructed at 4128-30 DeTonty Street, at the northern edge of the Shaw Neighborhood Certified Local Historic District.

At its November 23, 2015 meeting, the Preservation Board granted preliminary approval for a multi-building development on this block of DeTonty. It proposed construction of two three-story apartment buildings and four two-story duplex townhouses; but the Board's review focused primarily on the design of the apartment buildings—which the developer stated would be the first buildings to be constructed—and saw only a front elevation for the townhouses. The Board's approval was subject to revisions of the apartments' third story and final documents and materials to be approved by the Cultural Resources Office. The a permit application for the construction of the larger of the two apartment buildings, at 4142 DeTonty, was approved by the Office on February 7, 2016. It is directly adjacent to 4128-30 DeTonty and currently under construction.

The current townhouse design has changed from that presented to the Board last November, and the applications include side elevations that the Board will see for the first time. The design of all four duplexes will be very similar.

## RELEVANT LEGISLATION:

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Excerpt from Shaw Historic District Ordinance #59400:

Residential Appearance and Use Standards

6. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street.

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front grade as the existing buildings in the block.

**Complies. The four, two-story, semi-detached townhouses comply with this standard and match the average height and floor-to-ceiling heights of existing structures on the block, which are uniformly two stories in height.**

B. Location:

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform set back.

**Complies. Along DeTonty there is a variety of residential building types — one-, two- and four-family buildings — all sited to face the street and conform to a consistent setback. All the proposed buildings conform to the building line of the block.**

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or Z-Brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

**Partly complies. Buildings in the Shaw District with rare exceptions are brick. Siding, if it appears at all in the district, is limited to small architectural details. All buildings in the development will have a brick veneer, in a consistent color, on the front elevation. On the larger buildings, the brick clads the first two stories, returning approximately one-third the length of the side elevations, but the third story will be sheathed with vertical boards and horizontal siding.**

**The townhouse façades will be primarily brick, with the exception of the end bays of the second story, which will have accent panels in a smooth finish and a color close to that of the brick. However, both side elevations will be covered with a 6-inch lap siding in a color similar to that of the apartments' third story, and therefore in high contrast to the color of the front façade. The eastern elevation of 4128 DeTonty will be exposed to street view until an adjacent building is constructed.**

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible.

Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings

visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

**Partly complies. The original design presented a fenestration pattern with openings vertical in proportion and arrayed in bays, that considerably enhanced its compatibility with the historic fabric of the district. The current design has introduced large fixed-light windows at the second story, which are no longer placed symmetrically over the openings of the first story. However, as the façade is uniform in color, the effect of this change is relatively subtle.**

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

**Complies. Roofs of the remaining buildings on the block are flat: several have flat false gable or mansards as does the proposed design.**

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

**Appears to comply. The proposed roof material has not been submitted, but where visible from the street, roofs will be clad in a gray shingle.**

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

**Unable to determine at this time. Fencing is intended between the buildings and adjacent properties; its material and design have not yet been submitted.**

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

**Appears to comply.**

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

**Complies.**

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

**Unable to determine at this time.**

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

**Complies.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

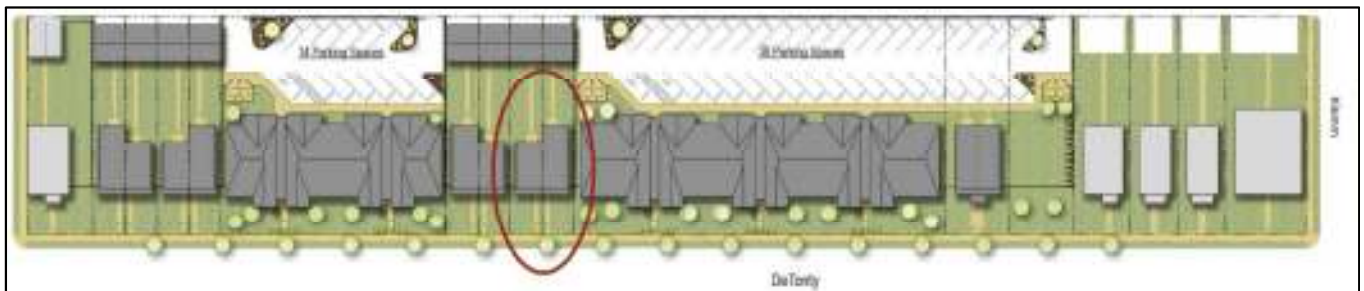
The Cultural Resources Office consideration of the criteria for new residential construction in the Shaw Neighborhood Historic District led to these preliminary findings:

- The proposed site for construction, 4128-30 DeTonty, is located in the Shaw Certified Local Historic District.
- While the project site is vacant, the remainder of DeTonty Avenue has a consistent and intact streetscape.
- The design of the townhouses is contemporary, with reference to historic detailing on the front facade in use of brick veneer and the configuration of the first story windows; the variation in fenestration and materials at the second story is not sufficient to be determined incompatible with the historic district.
- The expanse of lap siding on the secondary elevations remains a concern: if the townhouses adjacent to the west are not constructed, the siding will remain exposed in violation of the historic district standards, which require that facades exposed to street view are to be compatible with the predominant original building materials; i.e., brick.

Based on the Preliminary Findings, the Cultural Resources Office recommends that the Preservation Board approve the building permit applications, with the stipulation that the material and design of any secondary façade that will remain exposed to view for an indeterminate period be reconsidered, and brought into compliance with the Shaw Historic District Standards; and with the condition that the Cultural Resources Office approve all exterior materials and colors.



**AERIAL VIEW OF PROJECT SITE LOOKING SOUTH**



**PROJECT SITE PLAN WITH LOCATION OF 4328-30 CIRCLED**



**ELEVATION OF BLOCK WITH LOCATION OF 4028-30 CIRCLED**



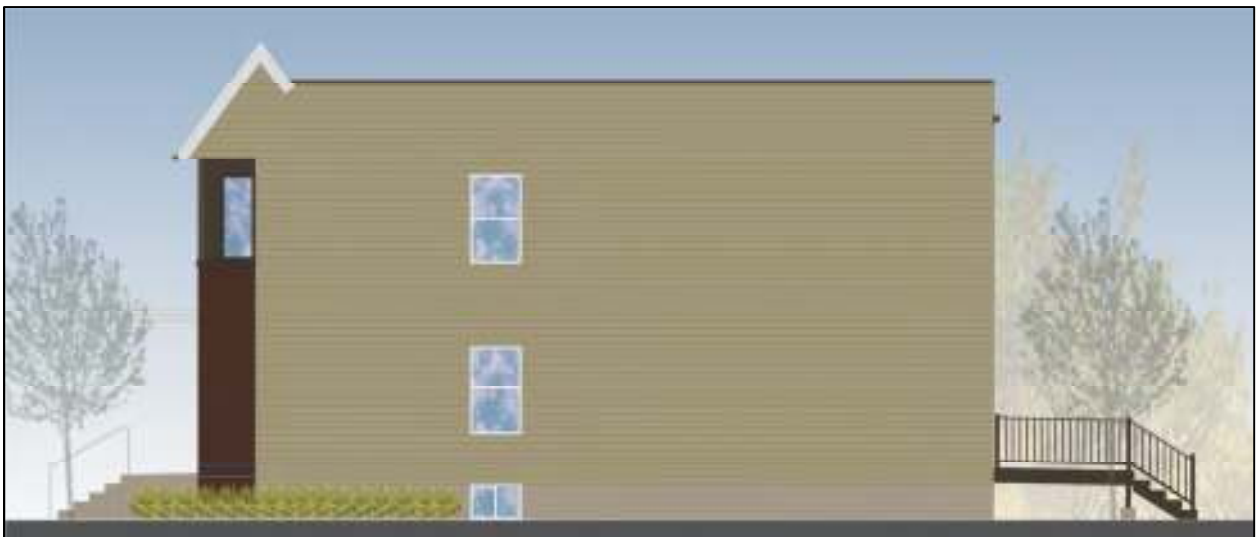
**ORIGINAL DESIGN**



**CURRENT PROPOSAL**



**ORIGINAL PROPOSAL WITH DUPLEXES IN CONTEXT WITH FLANKING APARTMENT BUILDINGS**



**SIDE ELEVATION  
(EAST FAÇADE WILL BE EXPOSED UNTIL ADJACENT DUPLEX IS CONSTRUCTED)**